

Connelly Yeoman

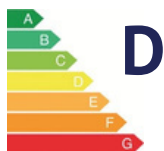


62 ADDISON PLACE, ARBROATH, DD11 2BA

SEMI DETACHED VILLA



- Set within a very desirable West End location close to popular schools and shops
 - An immaculately presented family home of generous proportions
 - Decorated in modern neutral colours with many original features
 - Lovely mature gardens and gated driveway



OFFERS OVER
£265,000

Property Description

This lovely period style SEMI DETACHED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within a very popular West End location, close to local amenities, schools and services, this immaculately presented family home offers spacious rooms and has the advantage of a gated driveway with ample parking for two cars. Beautifully decorated with a Gas central heating system and double glazing, there is a spacious kitchen with utility area and dining space, a lounge with feature fire place incorporating a Gas fire, a second sitting room, a dining room that can be adapted and used as bedroom four and a downstairs cloakroom. On the upper floor there is a well appointed master bedroom, two further bedrooms and a family bathroom. The gardens have mature bushes and trees and a large lawn to the front, the rear a secluded courtyard garden which can be accessed from the Dining room/4th bedroom and utility. Arbroath is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools and only minutes from the A92 which gives an easy commute to Dundee and all local Angus towns. An impressive property which must be seen to be fully appreciated.

ACCOMMODATION:

LOUNGE, SITTING ROOM, KITCHEN/DINING, DINING ROOM/4th BEDROOM, WC, THREE FURTHER BEDROOMS, FAMILY BATHROOM

HALLWAY:

With original front entrance door leading into a porch. A further double glazed door with glazed panel above leads into the hall which has lovely corning to the ceiling and laminate flooring.

WC:

Approx. 6'2 x 4'11. This bright room has a two piece white suite with corner sink, lovely neutral painted wood panelling and under stair storage cupboard.

SITTING ROOM:

Approx. 16'2 x 11'4. This second public room has original corning with ceiling rose and neutral decor, built in storage cupboard and large windows overlooking the front.

DINING ROOM/BEDROOM 4:

Approx. 12'5 x 11'7. This bright and spacious room has a cornice ceiling and a double glazed door leading out into the secluded rear courtyard garden.

LOUNGE:

Approx. 19'1 x 11'9. A impressive traditional Victorian style lounge with a large bay window, beautiful ornate corning and ceiling rose. A recessed area with display shelving and storage below, gas fire with stone effect fire place and surround and wood effect flooring.

UTILITY AREA:

Approx. 18'3 x 4'11. With ample cupboards, plenty of space for white goods, door leading out to the rear garden.

KITCHEN/DINING:

Approx. 13'1 x 8'10. A Double glazed door leads from the Utility area into the kitchen which has light oak wall and base units, teal green marbled work surfaces and splashback, electric hob with extractor and double oven, display shelving, space for table and chairs and a further storage cupboard with louvre doors. The flooring is wood effect vinyl and there is a wood panelled Parador style ceiling. Bifold doors with glazed panels lead through to the lounge.



UPPER HALLWAY:

Stairs leading to the upper level with original balustrade and cast iron work. The upper hallway has a sky light with a stained glass feature. Access into a small attic for storage.

MASTER BEDROOM:

Approx. 15'1 x 13'8. With tasteful decor this is a great size room with big window overlooking the front garden allowing for plenty of natural light.

BEDROOM 2:

Approx. 13' x 10'9. With another substantial bay window overlooking the rear garden this is another good sized double bedroom.

BEDROOM 3:

Approx. 13'9 x 11'. With a traditional bay window overlooking the front of the property, incorporating ornate corning and a fire surround with the possibility to open up the fire place.

FAMILY BATHROOM:

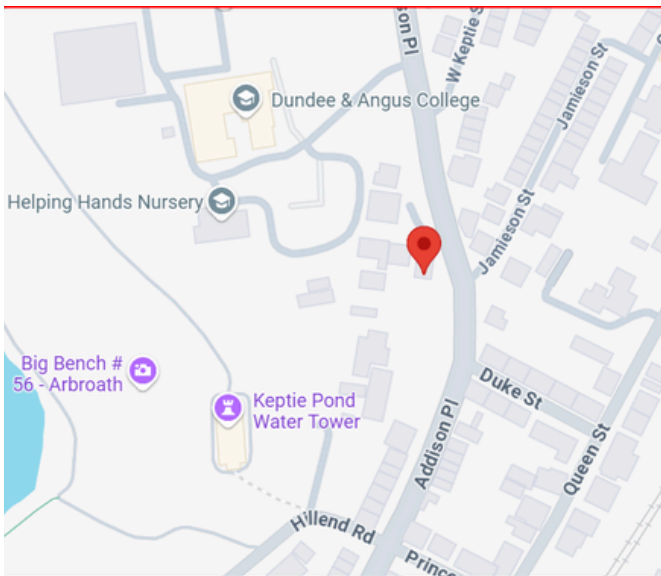
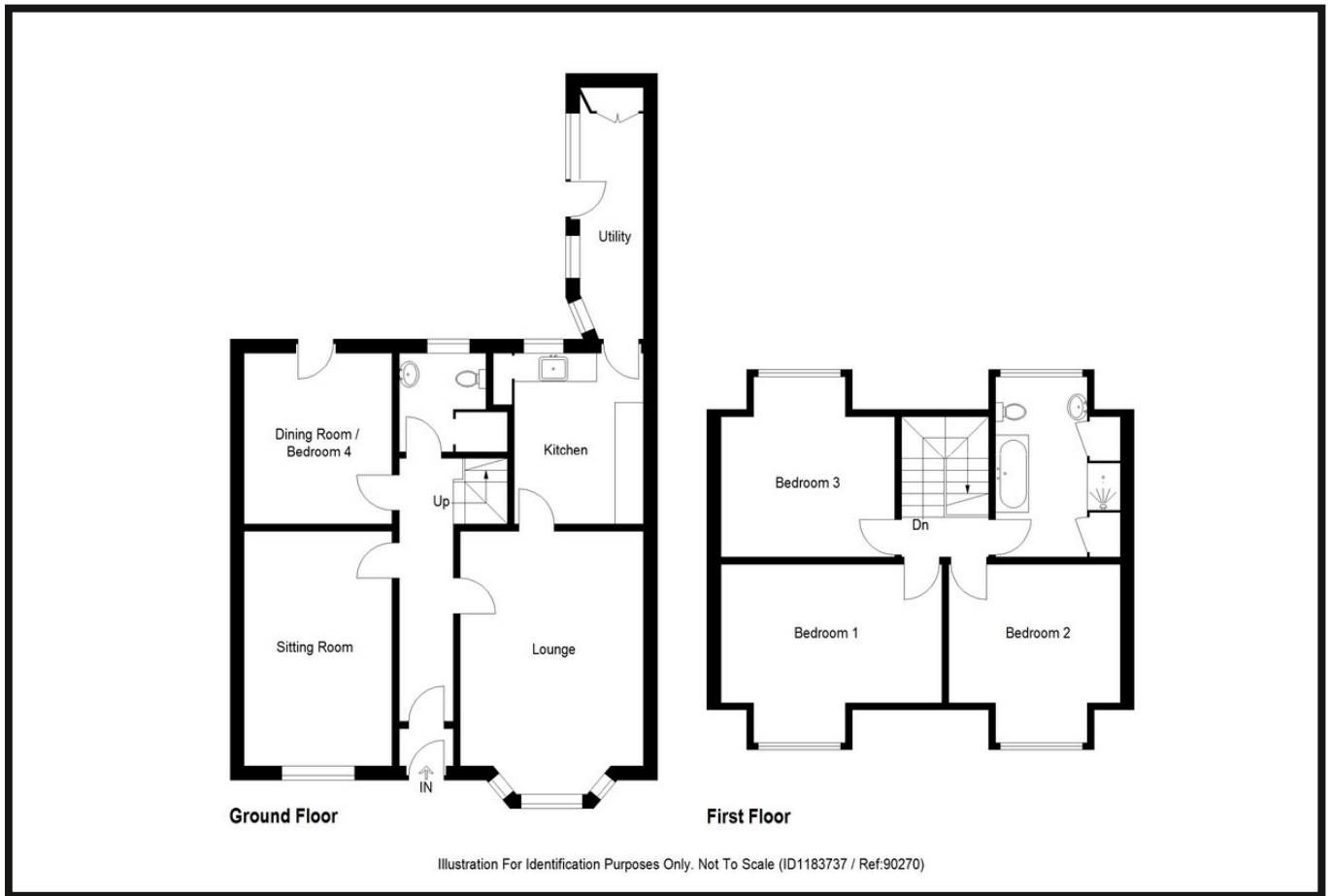
Approx. 12'8 x 7'. An extremely bright room with obscure glass bay window, a free standing shower with wet wall and three piece white suite and Moroccan style tiled vinyl flooring in white and grey tones. Two built in cupboards give ample storage for towels and linen.

GARDENS/DRIVEWAY:

The front garden has a gated driveway, a large lawn, mature trees, bushes and shrubs and pathway leading to the front door. There is ample room for parking. To the rear is a secluded courtyard garden.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

tspc

Connect with us

